



SKILLING
WARD
MAGNUSSON
BARKSHIRE

March 6, 2001

Ms. Kelli Jo Norris
Vice President Commercial
Pinnacle
401 Second Avenue South, Suite 110
Seattle, Washington 98104

Subject: **Dexter Horton Building
Seattle, Washington**

Re: Post Earthquake Assessment

Dear Ms. Norris:

Skilling Ward Magnusson Barkshire has performed a post earthquake assessment per ATC 20 Detailed Evaluation Safety Assessment Guidelines. Our observation was based on a visual assessment conducted to the extent that conditions were observable with limited exploratory demolition and no excavation.

During our original building assessment on February 28, 2001, there were several falling hazards that needed to be removed and structural concerns that needed further observation prior to building occupancy. The following is a list of those items and their resolution.

1. The falling hazard of the spalled plaster in stairways and hallways has been removed
2. The collapsed clay tile wall in the east stairwell has been removed and replaced with shaft wall.
3. The elevator car has been ridden up and down to observe the condition of the walls and beams. The crack at the beam and column connection in the elevator shaft is an old crack and not a structural issue.
4. The structure above the ceiling was observed in many different locations and no damage was observed.
5. The issue of the spalled terracotta tile on the exterior of the building is being addressed by others.
6. The damaged clay tile wall between the two buildings was removed and replaced with a dry wall assembly meeting the four-hour separation requirements.

Based on our observations on March 2, 2001, it is our professional opinion that the building is safe for occupancy.

Sincerely,

Skilling Ward Magnusson Barkshire Inc.


Chris Raftery

MCR/ajt

cc: Steve Pfeiffer - City of Seattle

Chris Raftery
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